

1997-98 SESSION
COMMITTEE HEARING
RECORDS

Committee Name:

Joint Committee on
Finance
(JC-Fi)

Sample:

- Record of Comm. Proceedings
- 97hrAC-EdR_RCP_pt01a
- 97hrAC-EdR_RCP_pt01b
- 97hrAC-EdR_RCP_pt02

- Appointments ... Appt
-
- Clearinghouse Rules ... CRule
-
- Committee Hearings ... CH
-
- Committee Reports ... CR
-
- Executive Sessions ... ES
-
- Hearing Records ... HR
-
- Miscellaneous ... Misc
- 97hr_JC-Fi_Misc_pt07f_DPR
- Record of Comm. Proceedings ... RCP
-

Joint Finance

16.515 / 16.505

14 Day Passive
Reviews

12/9/97 -

2/9/98

DNR
1/7/98

STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

LL1 119 Martin Luther King Blvd.
P.O. Box 7882
Madison, WI 53707-7882
Phone: 266-8535



ASSEMBLY CHAIR
JOHN GARD

315 North. State Capitol
P.O. Box 8952
Madison, WI 53708-8952
Phone: 266-2343

JOINT COMMITTEE ON FINANCE

January 8, 1998

Secretary George Meyer
Department of Natural Resources
101 South Webster Street
Madison, WI 53707-7921

Dear Secretary Meyer:

We are writing to inform you that the Joint Committee on Finance has reviewed your request, dated December 12, 1997, pursuant to s. 23.0915(4) pertaining to a grant for the purchase of parcels of land in Dane County in the amount of \$993,565.

The Committee will schedule a meeting to further consider this request. Therefore, the request is not approved at this time.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Burke".

BRIAN BURKE
Senate Chair

A handwritten signature in black ink, appearing to read "John G. Gard".

JOHN GARD
Assembly Chair

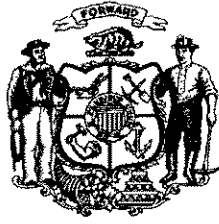
BB:JG:jc

cc: Members, Joint Committee on Finance

THE STATE OF WISCONSIN

SENATE CHAIR
BRIAN BURKE

119 MLK, Room LL1
P.O. Box 7882
Madison, WI 53707-7882
Phone: (608) 266-8535



ASSEMBLY CHAIR
JOHN GARD

315-N Capitol
P.O. Box 8952
Madison, WI 53708-8952
Phone: (608) 266-2343

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Brian Burke
Representative John Gard
Co-Chairs, Joint Committee on Finance

Date: December 17, 1997

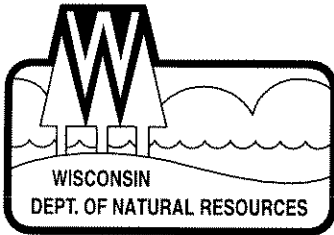
Re: 14-Day Passive Review/Land Purchase

Attached is a copy of a request from Secretary George Meyer regarding a grant for the purchase of parcels of land in Dane County in the amount of \$993,565. This request is pursuant to s. 23.0915(4), Stats., which requires the Department of Natural Resources to notify the Joint Committee on Finance of all stewardship projects in excess of \$250,000.

Please review this item and notify Senator Burke or Representative Gard no later than **Wednesday, January 7, 1998**, if you have any questions about this request or would like the Committee to meet formally to consider it. If no objections are heard by that date, the request will be approved.

Also, please contact us if you need further information.

BB:JG:jc



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

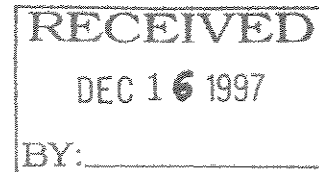
Tommy G. Thompson, Governor
George E. Meyer, Secretary

Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

December 12, 1997

Honorable Brian Burke
Member State Senate
302 Hamilton
CAPITOL

Brian
Dear Senator Burke:



The Department is notifying you as co-chair of the Joint Committee on Finance of a proposed amendment to a grant which was previously awarded to the Ice Age Park and Trail Foundation for acquisition of three parcels of land in Dane County. The increase raises the amount of the grant by \$288,725. This notice is pursuant to s. 23.0915(4), Stats., which requires the Department to notify the Joint Committee on Finance of Stewardship expenditures above \$250,000.00. The land is required for the National Scenic Ice Age Trail. There are sufficient funds appropriated to complete the purchase.

Attached please find a summary of the project as well as a map and copy of the project plan for the Ice Age Trail Junction Area.

I certify that this request for consideration meets all applicable state and federal statutes, rules, regulations and guidelines. This certification is based upon a thorough and complete analysis of this request.

If you do not notify the Department within 14 working days after this notification that the Committee has scheduled a meeting to review the proposed grant, the Department will proceed with awarding a grant. If you need additional information, please contact Janet Beach Hanson at 266-0868 who is available to answer any questions you may have regarding this matter.

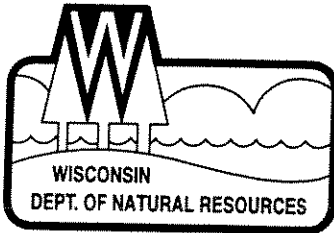
Thank you for your consideration.

Sincerely,

George

George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

December 12, 1997

The Honorable John Gard
Member State Assembly
Room 315 North
CAPITOL

John
Dear Representative Gard:

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Thank you for your consideration.

Sincerely,

George
George E. Meyer
Secretary

cc: Members, Joint Committee on Finance
Legislative Fiscal Bureau

PROJECT SUMMARY

Proposed Increase in a Previously Awarded Grant For Property Acquisition

1. Parcel description:

Owners: Verona Properties

Location:

The parcel is located on County Highway PD, Town of Verona, Dane County, between the cities of Madison and Verona, in the center of an area referred to as the Ice Age Trail Junction Area.

Number of acres:

The entire parcel is 117 acres. The grant covers the 93 acres of the property which will be preserved as open space for the Ice Age Trail Junction Area. Of the remaining acreage, 3 acres will be sold to the City of Madison for roadway and 21 acres will be sold to a local developer.

Interest: Purchase in fee

Improvements:

None. The farm buildings were previously carved out of the property.

Land description:

The property is an irregularly shaped tract consisting of gently rolling uplands which will be restored to native prairie. It is part of a glacially sculpted bedrock river valley which served as a major channel for glacial meltwater.

Zoning:

A-1 Agriculture Exclusive

Because the property is located in a rapidly developing area, it will soon be rezoned to some type of planned unit development.

Present Use:

The property is presently being farmed and has crops on most of it except for fence rows, drainage areas and steep land.

Proposed Use:

The property is a critical piece of the Ice Age Trail Junction Area which will provide a permanent open space corridor for the Ice Age Trail. It will also provide a trail link for both the Military Ridge State Trail and the Capital City Trail.

2. Project partners:

Ice Age Park and Trail Foundation
Dane County
Department of Natural Resources

3. Timing:

The landowner wishes to close on the property in mid-January.

4. Finances:

Purchase price: \$2.5 million dollars for the entire 117 acres

Appraised value: \$2.5 million or \$21,367/acre

Grant amount for this property: \$993,565

(based on 50% of the certified appraised value of 93 acres)

93 acres x \$21,367 = \$1,987,131

50% of \$1,987,131 = \$993,565

Amount already granted and encumbered for this property: \$704,842

Additional amount needed to provide 50% of appraised value: \$288,725

5. Justification:

- a. This request increases the amount of a grant which was previously awarded for \$1.2 million dollars for acquisition of three key parcels of land in the Ice Age Trail Junction Area. The grant was awarded on May 9, 1995, and the first two parcels were purchased in 1995 and 1996. Acquisition of this last parcel has been delayed for over two years while the City of Madison revised its development and roadway plans for the area. Those plans are now complete. In the interim, the certified appraised value of the parcel has risen dramatically due to rapidly increasing land prices in the area, from \$16,000 per acre to \$21,367.

In order to meet our original commitment to our Trail partners to provide 50% of the cost of the three parcels, and to protect our previous investment in the area, we need to increase the amount of the original grant from \$1.2 million to \$1,488,725. This is an increase of \$288,725 which will allow the Department to provide 50% of the appraised value of the property.

- b. The Ice Age Trail Junction Area has been identified by project partners as a key Dane County link for the 1000 mile Ice Age National Scenic Trail. It is intended to function as a "resource area" for the Trail, serving as a major access point, providing parking, picnic shelters, restrooms and other recreational facilities. Acquisition of this parcel is critical to achievement of strategic goals for the Junction Area segment of the Trail.
- c. The acquisition implements recommendations of the intergovernmental Ice Age Trail Junction Area Advisory Committee. These recommendations were adopted by the Dane County Board of Supervisors on November 4, 1993.
- d. Because this is a 50% match grant, trail users will receive the full benefit of the entire property, but state funds will be used to pay only 50% of the appraised value.
- e. The Ice Age Trail Junction Area will serve multiple purposes in addition to being an important focal point for the Ice Age Trail. It will be a "community separator" and provide permanent open space and park land between two expanding communities, Madison and Verona. It will also connect by recreational corridor two parks, Badger Prairie County Park and Madison's Elver Park. The Management Plan for the site also calls for a trail link to the Military Ridge State Recreational Trail and the Capital City Trail which will provide access to 35 miles of existing trail and 150 miles of planned trail.

- f. Preservation of the Ice Age Junction Area fulfills two primary strategic goals of Ice Age Trail partners:

- (1) Acquire trail corridors in the most rapidly growing areas of the state while the opportunity still exists
- (2) Concentrate on the areas which are closest to population centers where the Trail will receive the highest usage.

It also meets three of the objectives of the State Trail System as contained in NR 51.74(2), namely to give higher priority to those trails which:

- (1) Provide connections between other state trails
- (2) Provide for more than one use
- (3) Are of a length sufficient to provide at least one day's recreational experience

- g. The Dane County Parks Commission has accepted perpetual responsibility for managing and maintaining this segment of the trail and keeping it open for public use. This achieves one of the statutory duties of the Department as stated in s. 23.17 (3)(a) which is to encourage municipalities "to participate in planning, establishing, developing and maintaining the Ice Age Trail".

6. Status of the Ice Age Trail:

Established as a National Scenic Trail: 1980
Total length of the Trail: approximately 600 miles
Miles completed to date: approximately 600
Percent complete: approximately 60%

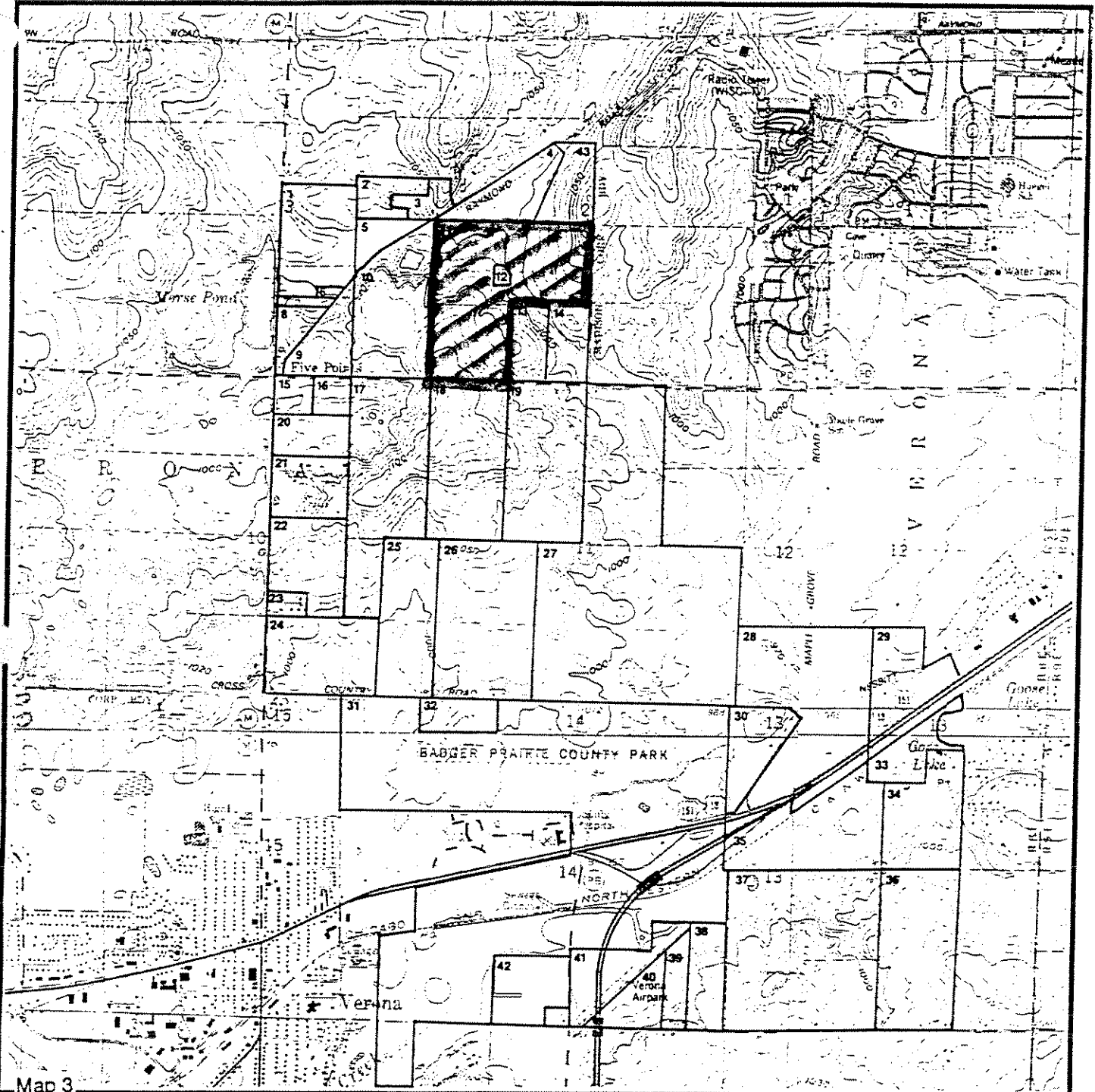
7. Appraisals

Appraisal #1:

Appraiser: Robert Richardson (private appraiser)
Valuation date: May 6, 1997
Appraised Value: \$21,367/acre
Highest and best use: residential development
Market data approach used, 5 comparable sales cited

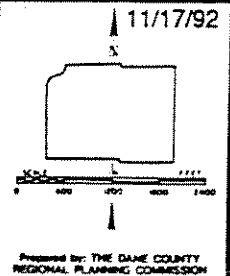
Appraisal #2:

Appraiser: Thomas Wagner (private appraiser)
Valuation Date: April 17, 1997
Appraised Value: \$21,000.00/acre
Highest and best use: residential development
Market data approach used, 5 comparable sales cited



TRAIL JUNCTION AREA: Ownership

- | | | | |
|-----------------------|-------------------------|-----------------------|----------------------|
| 1. Hushang Payan | 12. Richard Feldt | 23. Small Tracts | 34. David Montgomery |
| 2. Stanley Morley | 13. Alexander Miller | 24. Russell Burgenske | 35. Sharon Nesbitt |
| 3. Lois Smithies | 14. Alfred Couliard | 25. James Burke | 36. Arnos Thorson |
| 4. Eldred Olson | 15. W P & L | 26. Joseph Niglis | 37. Delbert Bischoff |
| 5. Lawrence Heitke | 16. George Witenan | 27. James Vandegrift | 38. Bernice Scherrer |
| 6. Ken Grosse | 17. Gene Glover | 28. Sharon Nesbitt | 39. Small Tracts |
| 7. Robert Cape | 18. Lyra Enterprises | 29. Walter Herrington | 40. Air Park Assoc. |
| 8. John Hodgson | 19. Lyle Hill | 30. Walter Zweifel | 41. Rodney Slotten |
| 9. Asaf Quareshi | 20. West Madison Church | 31. Dane County | 42. Clarence Acker |
| 10. Menier Hospital | 21. Small Tracts | 32. Small Tracts | 43. City of Madison |
| 11. Verona Properties | 22. Bernard Ineichen | 33. RM Rein | |



ICE AGE TRAIL JUNCTION PROJECT PLAN

Adopted by the
Dane County Board of Supervisors
November 4, 1993

Prepared by the Dane County Parks Commission
with assistance from the
Dane County Regional Planning Commission

ICE AGE TRAIL JUNCTION AREA PROJECT

Proposed Project Plan

I. BACKGROUND

The Ice Age Trail Junction Area project stems from a partnership between Dane County, the Wisconsin Department of Natural Resources, and the Ice Age Park and Trail Foundation to create a Dane County link in the 1000-mile-long Ice Age National Scenic Trail which loops through Wisconsin. The 1990 Dane County Parks and Open Space Plan includes several recommendations for Dane County participation in development and management of the Ice Age Trail, including a recommendation for an access site for parking, picnic shelters, short trail loops and scenic lookouts in the area north of Badger Prairie County Park. The Parks and Open Space Plan was amended in 1991 with a revised proposal that the Ice Age Trail corridor encompass a wider area in the Verona-Madison area to take in key resource and scenic features associated with the trail. The plan contained a preliminary study boundary for this Resource Protection Area, and the recommendation that a detailed project plan be done for the area.

The Resource Protection Area study boundary also encompasses potential routes for recreational trail links between Madison's Elver Park and Badger Prairie Park recommended in both City of Madison and County plans.

In June 1992, the Dane County Parks Commission established an intergovernmental advisory committee representing the Town of Verona, City of Madison, City of Verona, Dane County Board, Dane County Executive's office, and the Dane County Parks Commission to recommend a project plan through the Park Commission and eventually to the County Board and the participating municipalities. This report represents the work and recommendations of the Ice Age Trail Junction Area Advisory Committee, approved on December 16, 1992, with amendments approved by the County Parks Commission on July 26, 1993.

II. PURPOSE OF THE PROJECT PLAN

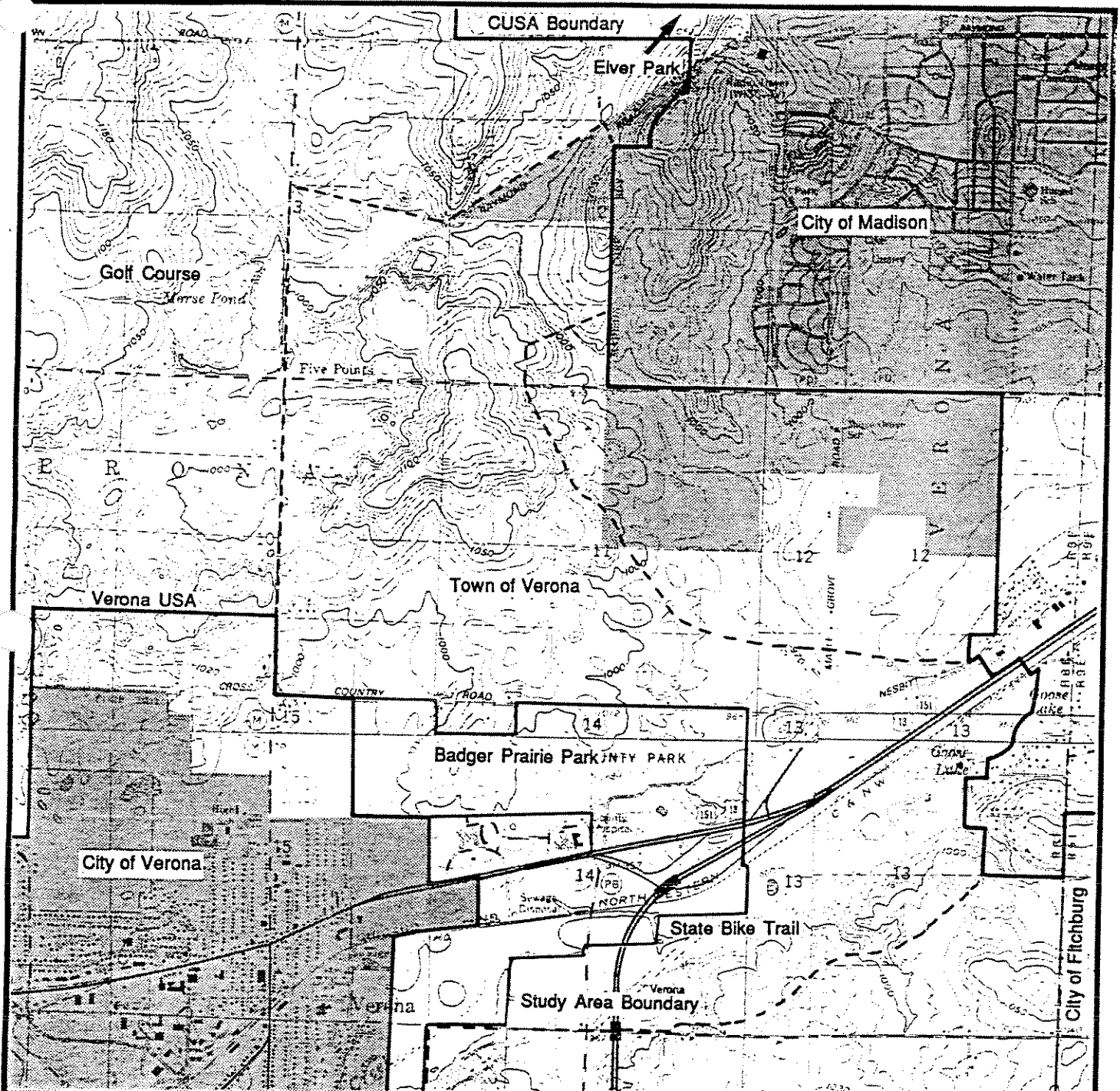
The project plan defines a project boundary and preliminary development plan for the Trail Junction area. The project boundary is an acquisition boundary, within which Dane County in partnership with state, federal and private agencies will purchase land or land rights from willing sellers. Defining the acquisition boundary qualifies the county for state and federal cost-sharing grants which otherwise would be unavailable to the county. The project boundary also provides guidance to the County Board and other agencies on the extent of the project so that decisions on land acquisitions and land development proposals can be made within a planning framework.

The preliminary development concept plan indicates how land within the project boundary will be used and where recreational trails and other facilities will likely be located. Because land acquisition depends upon willing sellers, the development plan will evolve over time as land or land rights are acquired, and as detailed facility plans are prepared.

III. OBJECTIVES

The project plan is guided by three sets of objectives addressing recreational trail development, resource protection, and community development and identity. Each of these objectives and descriptions of lands within the project study area identified as most important to meeting the objectives are presented in detail in this section.

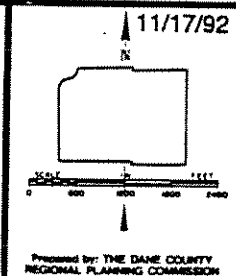
DANE COUNTY WISCONSIN



Map 1

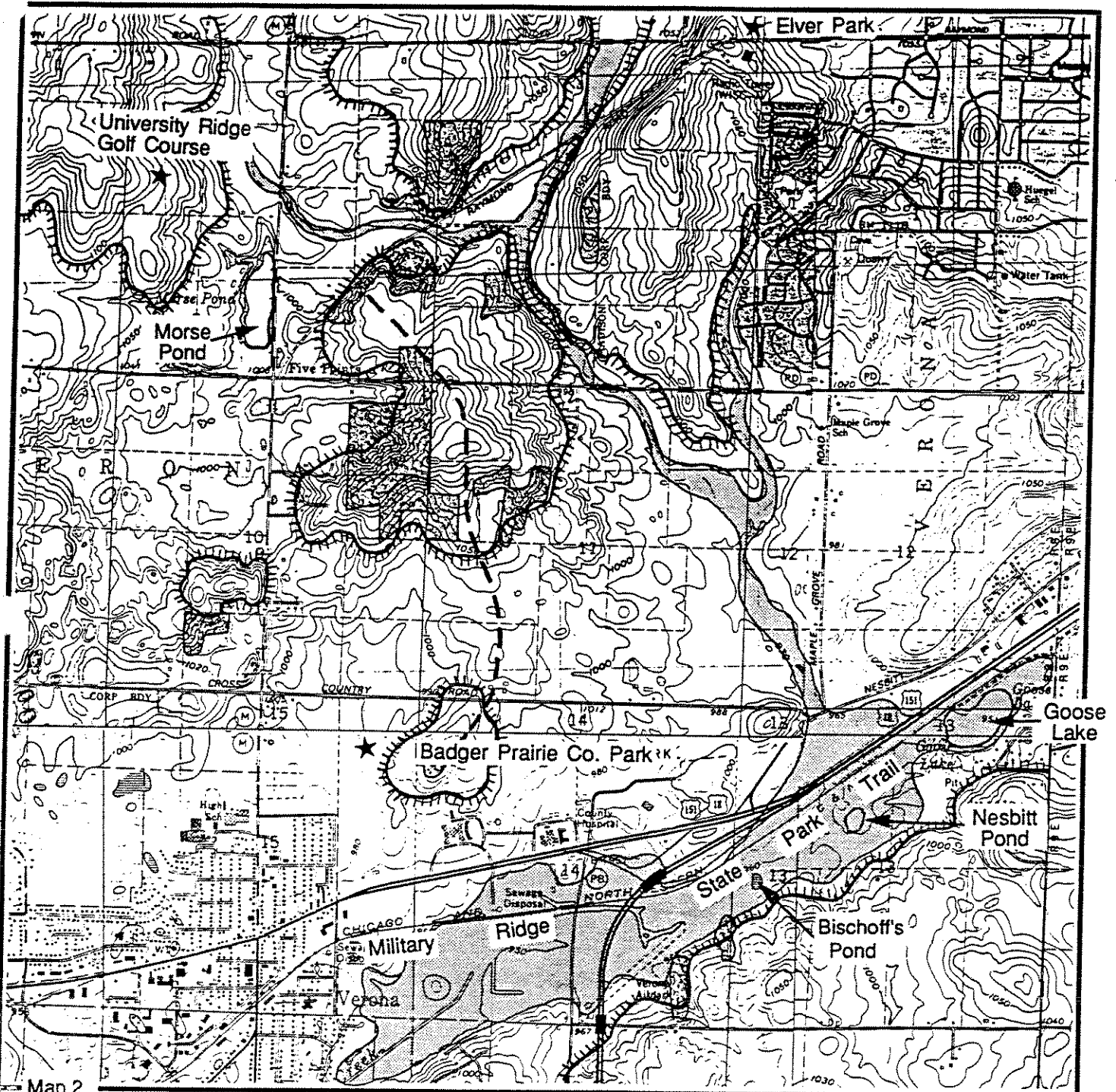
Trail Junction Area: Municipal Boundaries and General Project Location

NOTE: The Study Area Boundary is not the final project boundary



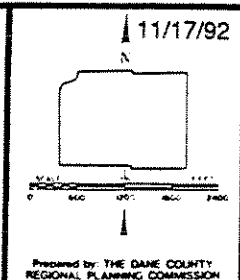
Prepared by: THE DANE COUNTY
REGIONAL PLANNING COMMISSION

DANE COUNTY WISCONSIN

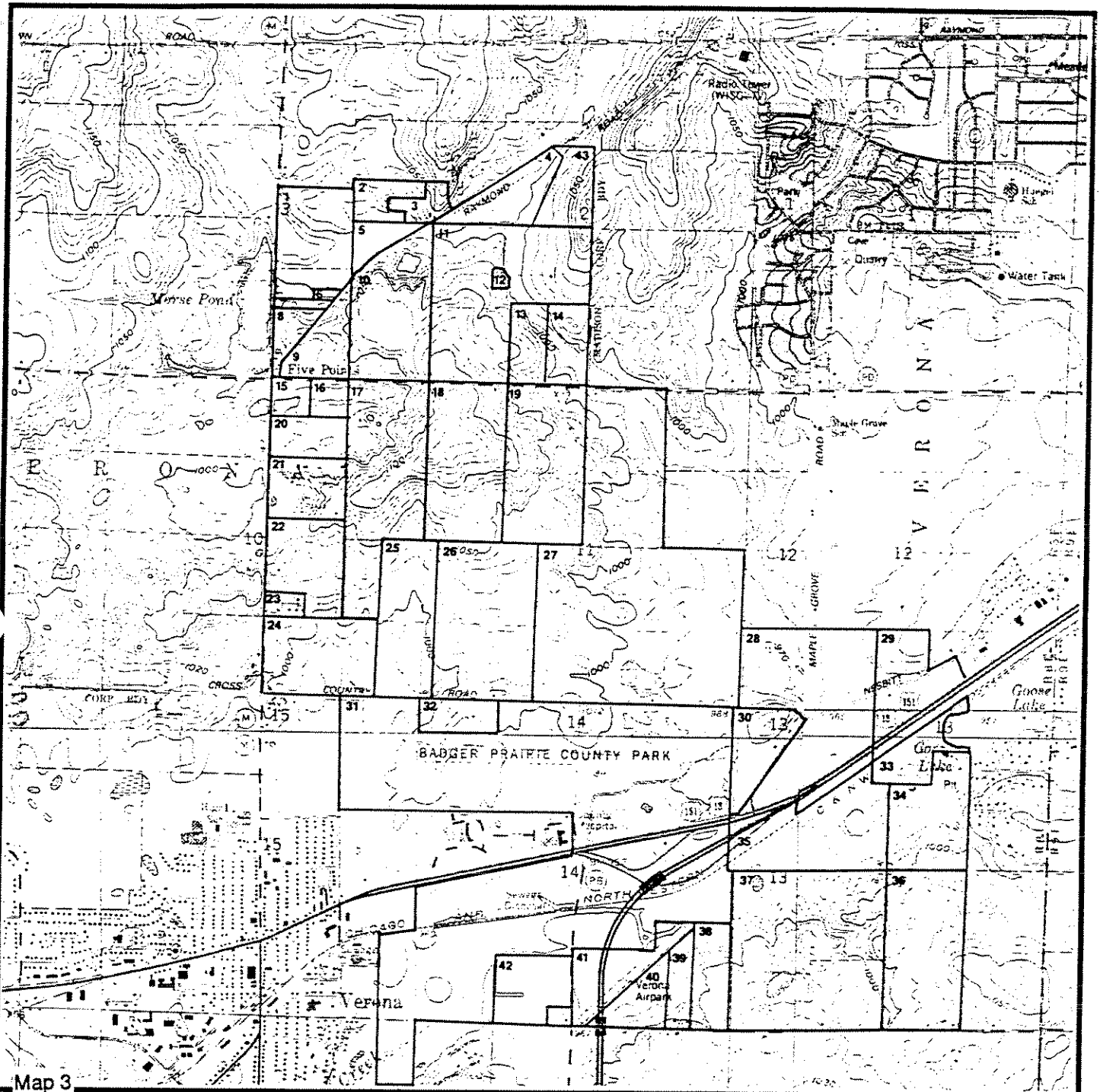


TRAIL JUNCTION AREA: Physical Resources

- Significant Topography
- Lowlands and Drainageways
- Woodlands
- Ridgeline

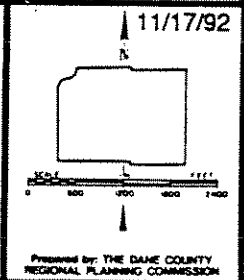


DANE COUNTY WISCONSIN



Map 3 TRAIL JUNCTION AREA: Ownership

- | | | | |
|-----------------------|-------------------------|-----------------------|----------------------|
| 1. Hushang Payan | 12. Richard Feldt | 23. Small Tracts | 34. David Montgomery |
| 2. Stanley Morley | 13. Alexander Miller | 24. Russell Burgenske | 35. Sharon Nesbitt |
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| 7. Robert Cape | 18. Lyra Enterprises | 29. Walter Herrington | 40. Air Park Assoc. |
| 8. John Hodgson | 19. Lyle Hill | 30. Walter Zweifel | 41. Rodney Slotten |
| 9. Asaf Quareshi | 20. West Madison Church | 31. Dane County | 42. Clarence Acker |
| 10. Meriter Hospital | 21. Small Tracts | 32. Small Tracts | 43. City of Madison |
| 11. Verona Properties | 22. Bernard Ineichen | 33. RM Rein | |



A. Recreational Trail Development (Refer to Map 4)

1. Objectives

- a. Designate and develop a route for the Ice Age Trail in the Madison-Verona area. The trail route across the project area will tie into established trail links across University Ridge Golf Course and south of USH 151.
- b. Designate and develop connecting recreational trails, such as hiking and biking paths, between the City of Madison's Elver Park and Badger Prairie County Park. The recreational possibilities of the two existing parks will be greatly expanded by a connecting corridor.
- c. Establish a trail corridor wide enough to provide for a quality recreational experience. The Ice Age Trail is a national trail route which will be a prime recreational and educational asset to the county. The corridor should reflect the trail's status and value.
- d. Designate and develop necessary trailheads for parking and access. The County Park and Open Space Plan identifies this area as a possible node for scenic views, short trail loops, picnic shelters and parking.

Development of access and trailhead facilities should seek to minimize the impact on the trail corridor and avoid unnecessary duplication of access and recreational opportunities in Badger Prairie and Elver parks.

- e. Provide safe and adequate trail crossings at roads and highways. The proposed Ice Age Trail route crosses USH 151, CTH PD and CTH M, and Raymond Road. Connecting links to Elver Park may have to cross a future southerly extension of High Point Road recommended in the Dane County Regional Transportation Plan and officially mapped by the City of Madison.

2. Existing Recreational Resources in the Study Area

Badger Prairie County Park anchors the southern end of the proposed project area. This park includes some of the wetlands south of USH 18/151, a recreational and picnic area north of the highway, part of the Ice Age Trail route and the junction of the Ice Age and Military Ridge State Park Trails. The park offers a good possibility for expansion to aid in achieving resource protection, recreational and community identity objectives.

Madison's Elver Park, Hillside Prairie Park, and planned park expansions will provide an open space corridor extending down Raymond Road to the proposed Ice Age Trail corridor. These parks will form a second anchor for a potentially wider corridor and include recreational and resource protection components.

Ice Age National Scenic Trail and Military Ridge State Park Trail will connect the project area with statewide recreational trail networks. Establishing an Ice Age Trail link through the project area is a prime objective of this plan. Trail segments already exist in Badger Prairie County Park and across the University Ridge Golf Course. At the present time planning for a connection between Military Ridge and Glacial Drumlin Trails is under way, which will further focus recreational attention on the project area.

The University of Wisconsin's University Ridge Golf Course provides substantial open space and a third anchor for an open space corridor between Madison and Verona. The golf course is adjacent to the project area and the recreational open space use supports overall project goals. Trail routes through the golf course were included in its design plan.

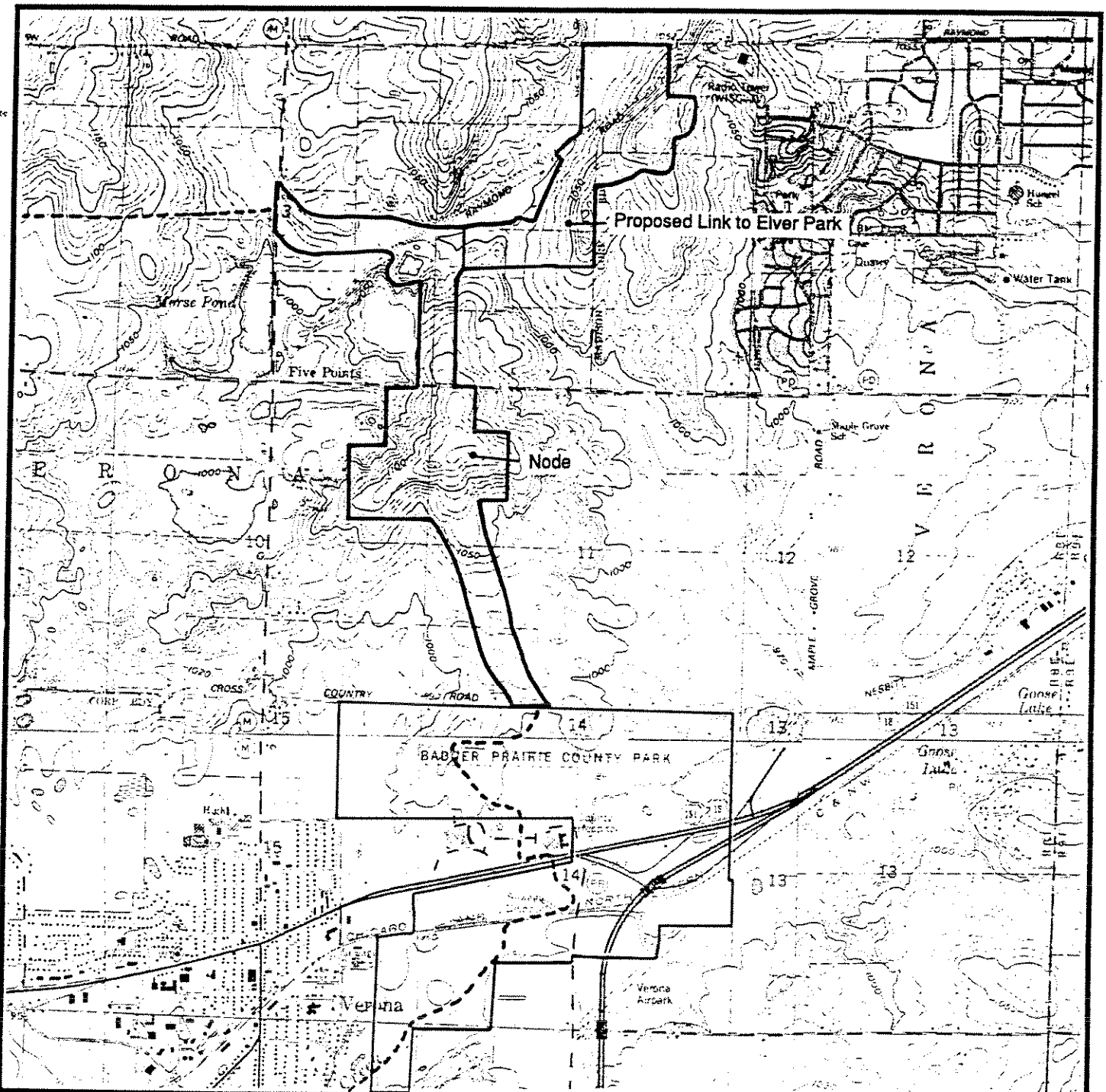
3. Land to Include in the Project Boundary to Meet Recreational Trail Development Objectives

Map 4 portrays a minimum trail corridor which meets the basic recreational linkage objectives within the project study area. The targeted corridor width is 660 feet. The route portrayed on the map follows the ridgeline between Badger Prairie Park and the hill near CTH PD, then follows a drainageway from Raymond Road to CTH M, where it links up with the trail across University Ridge Golf Course.

The corridor is widened to approximately 2600 feet for a portion of the hill in order to provide for access and for development of appropriate trail-related facilities. The hilltop node includes sufficient acreage for parking, picnic shelters, and trail loops for hiking and skiing, for example.

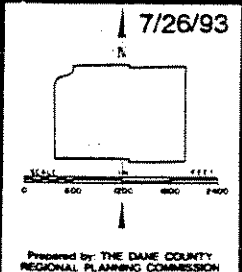
The recommended corridor width will allow for recreational trail routes on separate grades, with adequate width to provide a quality trail corridor. The map shows a preferred route. As land acquisition proceeds and detailed facility plans are prepared, it may be necessary to adjust the trail routes and/or the corridor to reflect land availability, landowner concerns or other factors.

DANE COUNTY WISCONSIN



Map 4
Trail Junction Area: Recreational Corridor

- Lands Identified for Recreational Trail Development
- Existing Ice Age Trail



B. Resource Protection (Refer to Map 5)

1. Objectives

- a. Identify and preserve significant topographical and glacial features along the Ice Age Trail route. These natural features provide evidence of glaciation and interpretive sites for viewing the role of glaciers in shaping Dane County landscapes.
- b. Identify and preserve scenic vistas, woodlands, steep slopes, native plant communities, wildlife habitat and other features which enhance the trail experience. These features are primary factors in locating the trail route.
- c. Protect wetlands, floodplains, lowlands, kettles and potholes. These features are valuable for general water quality, wildlife, and natural resource reasons. They are largely unfit for development in any case and they can add to the quality of the trail route and provide a wider open space corridor.
- d. Consider opportunities to restore and enhance prairies, oak savannas, and woodlands as historic landscape resources. There is sufficient open land along the trail corridor to allow for re-creation of the historic prairie landscape that typified the area in pre-agricultural times.
- e. Identify and preserve historic and archeological resources in the Trail Junction Area.

2. Natural Resources in the Study Area

The project area lies along the terminal moraine and outwash plain of the most recent glacial advance (ending 14,000 years ago). The topography of the area primarily reflects the pre-glacial landscape, as modified somewhat by glacial action and deposits. The significance of the area is related to its location on the edge of the ridge and valley driftless area, bordering the heavily glaciated portion of eastern Dane County. (Other possibly significant glacial features in the vicinity which lie outside the project study area are not considered in this report.)

Significant topographic relief is a primary characteristic of the area. In the Raymond Road area a combination of prominent high points, steep slopes and narrow valley drainageways makes for a valuable scenic area. The high hills provide visual separation between urban Madison and the area to the southwest, including urban Verona, as well as being prime features for trails, vistas and recreation. Hillsides south of USH 151 serve as buffer areas around the wetlands of Badger Mill Creek. In all cases, undeveloped hillsides could provide a natural backdrop for existing and future development on adjacent lands.

Goose Lake and Wetlands along Badger Mill Creek. Goose Lake, several smaller ponds, wetlands, and floodplain lowlands comprise a significant natural open space in the corridor along USH 18/151. The natural functions provided by wetlands are

important to the overall ecology of the area, as well as enhancing community identity and recreational goals.

Goose Lake is the most significant water feature in the area. It is adjacent to a natural oak savanna and provides an excellent habitat for migrating waterfowl.

Protecting the lowlands will become more important in the future: first, because they will provide a natural complement to planned future development; and, second, because drainage, floodwater storage, and water quality in Badger Mill Creek will be subject to increased flows from future development of the large drainage basin west of the present Madison urbanized area. Protecting the wetlands and uplands along Badger Mill Creek is especially important now that the DNR is considering upgrading this waterway to a designated trout stream.

Potholes, closed depressions, and drainageways occur in the Raymond Road-Five Points area. Drainageways are primarily extensions of Badger Mill Creek and its branches. Because of the future increased runoff from development in the upper drainage basin of Badger Mill Creek, all channels and low areas are important to control runoff and surface water impacts.

Woodlands are significant natural features, especially because most of the area has been cleared for agricultural purposes. The woods on the Glover parcel are most important because of their size and relatively high quality condition. These woods are recovering from grazing practices, have good native shrubs, and contain few exotic species.

Open land itself represents a resource and opportunity in this area. The relative lack of development and the existence of large land holdings offer the prospect of establishing an open space in a developing metropolitan area. The open space could be adequate in size for a prairie-savanna restoration exemplifying the Dane County landscape prior to agricultural use.

3. Land to Include in the Project Boundary to Meet Resource Protection Objectives

Map 5 portrays a minimum area to achieve protection of basic natural resources within the project study area. The resource protection corridor includes the major glacial features in the project area, including the meltwater valleys adjacent to the large hill south of CTH PD.

The resource protection corridor also includes a 100-acre area for prairie restoration north of Badger Prairie Park. Successful restoration of wildlife habitat requires a parcel of at least this size. The resource corridor also includes more of the prominent hill south of CTH PD, as well as woodlands on and adjacent to the hill. The resource corridor encompasses steep wooded slopes along Raymond Road and adjacent potholes which are prone to seasonal flooding. Finally, the corridor includes the lowlands south of USH 151.

[illegible]

Trail Junction Area: Resource Protection

-

C. Community Development and Identity (Refer to Map 6)

1. Objectives

- a. Provide for orderly growth of neighboring cities as defined in adopted plans. Land use plans adopted by the cities of Madison and Verona, Town of Verona and Dane County guide land development in the area. The Trail Junction plan is intended to work within the context of the general open space areas shown on these adopted land use plans.
- b. Provide an area of open space to enhance community identity. A longstanding planning objective of Dane County, the City of Verona, and the City of Madison is to maintain an area of permanent open space between the cities' long-term urban development areas in order to maintain distinctive urban edges and a sense of visual separation between the two communities.
- c. Accommodate existing development. The Trail Junction plan must work around a few areas of existing residential and institutional development.
- d. Assure fair and equitable treatment of landowners in the planning and implementation process.

2. Planning Boundaries in the Study Area

The City of Madison's adopted Peripheral Area Development Plan (with several proposed refinements) identifies a permanent open space corridor separating the Madison and Verona urbanized areas and running generally northwest from Badger Prairie Park, through and south of the University Ridge Golf Course and the Five Points area, and extending to the west. Lands to the northeast of this proposed corridor were recommended for eventual development with full urban services. The Peripheral Area Development Plan also recommends a recreational corridor and trail link through this future development area connecting the City's Elver Park with the proposed community separation corridor.

Madison is currently preparing detailed neighborhood development plans for the proposed development area which will take account of such factors as the service area of the existing sanitary sewer along Badger Mill Creek, the need to extend High Point Road from Midtown Road to CTH PD as recommended in regional plans, and the goal of maintaining an open space corridor between the Madison and Verona urban areas. This detailed planning will further define the exact boundaries of the recommended development area, as well as of the proposed open space link to Elver Park. The Madison open space planning boundary shown on Map 6 is based on preliminary revisions to the corridors shown in the Peripheral Area Development Plan that have been proposed by City planning staff as a result of more detailed neighborhood development planning. The neighborhood development plans for this area have not been completed or adopted by the Madison Plan Commission, and further revisions may be recommended in the final plans.

The City of Verona's adopted Master Plan also identifies a permanent open space community separation area connecting Badger Prairie Park with the University Ridge Golf Course. The Verona open space corridor is located somewhat farther east, and would accommodate future urban development along both sides of CTH M north of Verona. Although the Verona Master Plan does not specifically propose urban development extending as far northward as the golf course within the planning period, lands south of the golf course are identified for future development consideration.

Both cities' proposed open space corridors encompass the hills, ridges, and wooded areas east of CTH M identified as of primary importance to meet the recreational development objectives of the Ice Age Trail Junction Area project.

The designated Ice Age Trail Corridor defines the limits of state funding participation for trail-related acquisitions and identifies the DNR Board's recommendation for an appropriate trail corridor width in the Verona-Madison area.

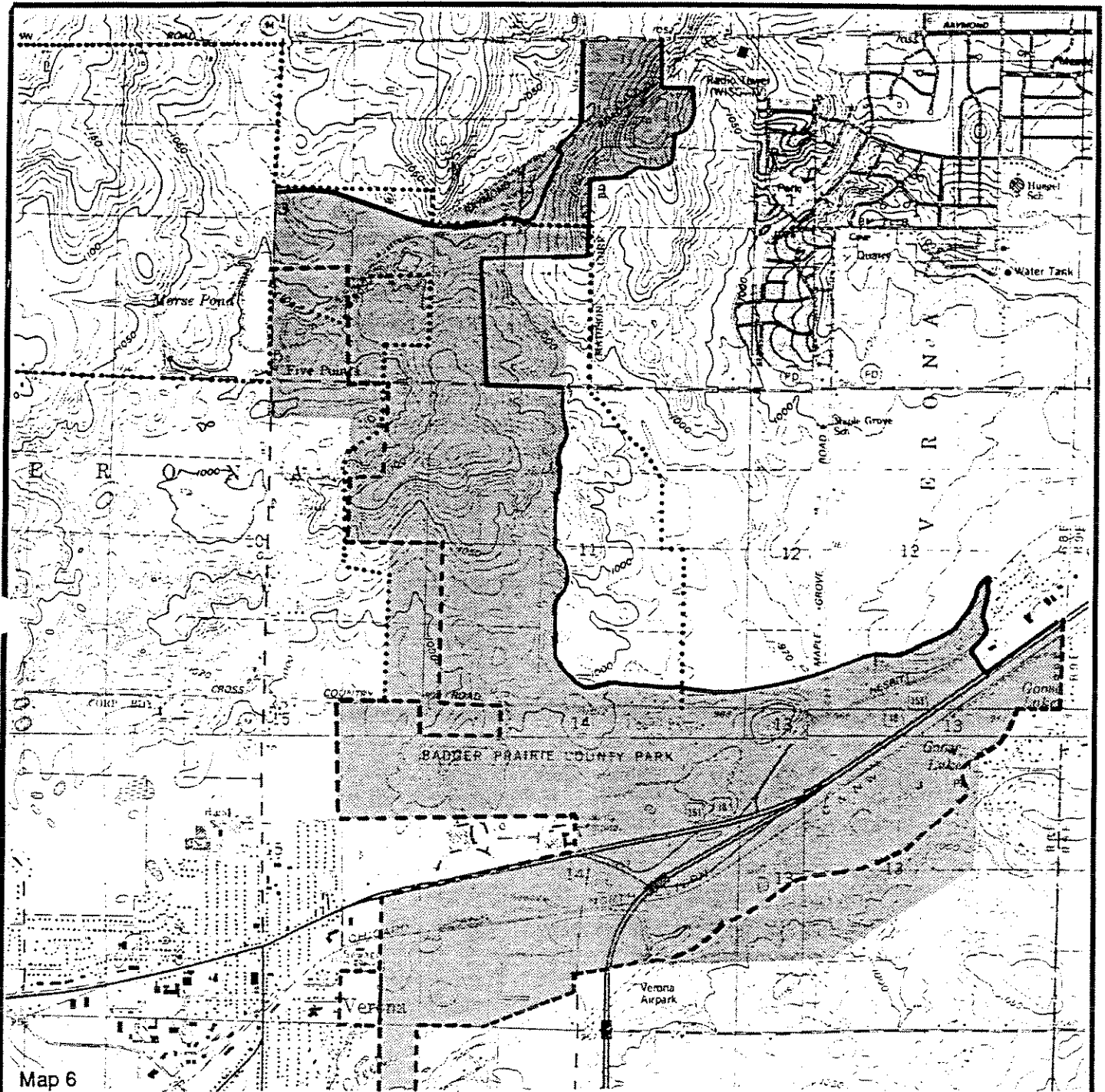
3. Land to Include in the Project Boundary to Meet Community Development and Identity Objectives

Map 6 identifies lands within the project study area which are most important to maintaining an open space separation between the Verona and Madison urban areas, while still accommodating long-term urban growth.

The north and east boundaries of the recommended open space area generally reflect the open space corridors shown in the preliminary neighborhood development concept plans currently being prepared by the City of Madison. As noted above, these neighborhood development plans have not been adopted and are subject to additional revision. The south and west boundaries generally reflect the open space boundary shown in the adopted City of Verona Master Plan. The recommended open space area does, however, include some lands in the Raymond Road and High Point extension areas which lie outside Madison's proposed open space area, and some lands around the Five Points intersection and just north of Cross Country Road which lie outside of Verona's proposed open space boundary.

Because many of the lands most important to maintaining a visual sense of separation between the two urban areas are also important natural resource features (for example, the high hill and wooded area along CTH PD, the lowlands backed by steep slopes along USH 151, or the Raymond Road valley) the additional open space lands recommended to meet community identity objectives primarily represent incremental widening and filling in of the open space corridor at key points.

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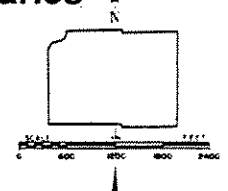
Trail Junction Area: Community Development And Planning Boundaries 7/26/93

----- City of Verona Adopted Open Space Boundary (West and South)

———— Madison Preliminary Revised Open Space Boundary (North and East)

■ Lands Identified for Community Identity Enhancement

..... DNR Adopted Trail Corridor



Prepared by: THE DANE COUNTY
REGIONAL PLANNING COMMISSION

IV. RECOMMENDED PROJECT BOUNDARY (Refer to Map 7)

Map 7 is a composite of the open space lands identified to meet the basic objectives of the Ice Age Trail Junction Area project. The combined corridor width encompassing all three objectives is the recommended project boundary.

<u>Project Acreage</u>	
Recreational Corridor	
Trail Corridor	160 acres
Hill Node	<u>70</u>
Total	230 acres
Resource Protection	
Lowlands	340 acres
Prairie Restoration	90
Hill	85
Hill to CTH-M	<u>160</u>
Total	675 acres
Community Separation	
Slopes south of USH 151	120 acres
East border	115
West border	90
North border	<u>53</u>
Total	378 acres
Recreational Corridor	230
Resource Protection	675
Community Separation	<u>378</u>
Total Project Areas	1283 acres

These acreage figures include lands within the High Point Road Planning Area, which is described further in Section V.B.4., below (amended by County Park Commission, July 26, 1993).

V. IMPLEMENTATION RECOMMENDATIONS

A. Acquisition

1. The project boundary represents an acquisition boundary, within which it is recommended that Dane County in partnership with state, federal, local government and private agencies purchase land or appropriate land rights in order to preserve and protect the designated open space for the public purposes outlined in this project plan.

2. It is recommended that Dane County continue its policy of purchasing land only from willing sellers. It is also recommended that the County actively seek to acquire the lands identified in order to secure the objectives of the project as soon as reasonably feasible.
3. Subject to available funding and the interest of willing sellers, land acquisitions within the project boundary should have the following priority:
 - a. First priority acquisitions are for the basic trail corridor and access node. The project boundary outline a basic corridor width of 660 feet to accommodate hiking and bike trails. The map shows a preferred route along the ridgeline, but as detailed plans are prepared it might be necessary to adjust the route to reflect land suitability, landowner concerns or other factors.
 - b. Second priority acquisitions are for resource protection. Of these, the lowland areas south of USH 151 and the woodlands and additional slopes on the central hill are primary resources. The prairie restoration area and conservation easements for the Meriter property are of secondary importance.
 - c. Third priority acquisitions are for community separation purposes. The parcels surrounding the Five Points intersection and along Cross County Road are included for viewshed considerations.

Because public recreational access is not required on these lands, use of conservation easements or other alternatives to fee simple acquisition should be considered where possible.

4. Because completing the project will take time, close cooperation between agencies, and some innovative acquisition options, the participating governments, agencies and organizations should delineate areas of responsibility for acquisitions to achieve maximum coordination and effectiveness. Initial areas of responsibility include:

<u>Area</u>	<u>Agency</u>
Connection between Ice Age Trail and Elver Park (160 acres)	City of Madison
Ice Age Trail Corridor	DNR, Dane County Board of Supervisors, Ice Age Park and Trail Foundation
Expansion of Badger Prairie Park	Dane County, City of Verona
Wetland Mitigation South of 151	DNR, Dane County

B. Land Use Planning and Regulation

1. The permanent open space recommendations represented by the project boundary are generally consistent with existing land use plans of the participating local governments and can be implemented in part through local planning activities.

This project plan, by itself, does not establish any new open space boundaries in local plans. Where the recommended project boundary is not identical with the open space boundaries shown in current adopted plans, participating local governments may elect to incorporate the project boundary into local plans.

2. In the event that local land use plans are amended to show different land use classifications from the land use recommendations of this project plan, the recommendations of the local plan should predominate.

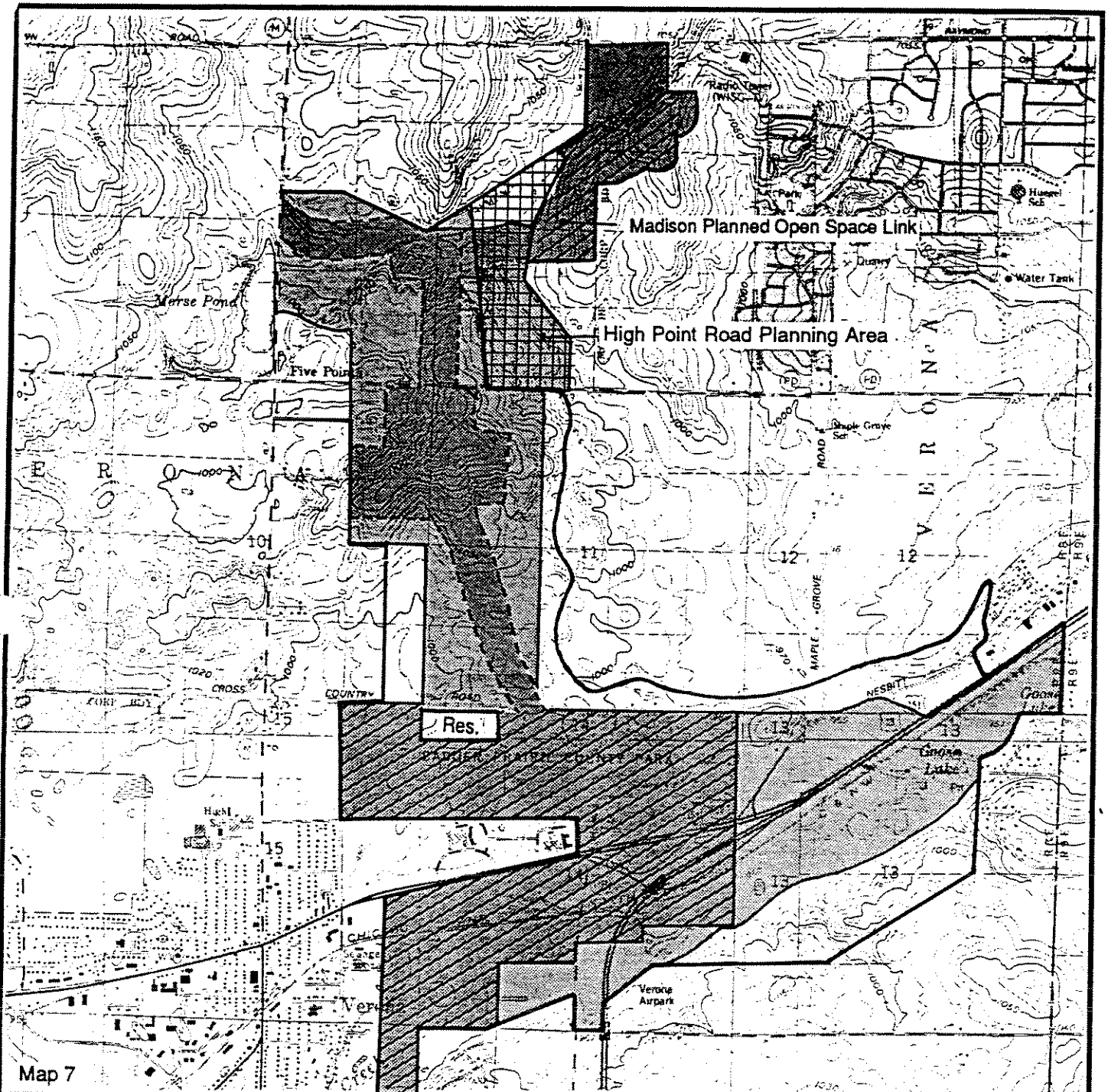
While it is expected that participating local governments will be committed to seeking to implement this project plan, minor adjustments to the project boundary may be made as detailed planning for both the open space and the adjacent urban development areas progresses. It may also be necessary to modify the recommended open space boundary in the event that the project plan cannot be implemented as presently configured.

3. Any future land use planning should respect the need for an open space corridor through this area. Future development of lands adjacent to the corridor should be compatible with the corridor, and make use of the corridor as a major amenity to the area. This includes:

- a. preservation or accommodation of features identified in the project plan;
- b. connecting recreation trails and parks to provide a recreational network;
- c. consideration of viewshed standards and requirements for lands adjacent to the project boundary, including the west side of CTH M near the Five Points intersection, along High Point Road as it may be extended, and on the hill slopes above the wetlands on the south side of USH 151.
- d. consideration and accommodation to the extent feasible of natural features and project objectives in the location and design of any new or relocated roadways through or near the project area.

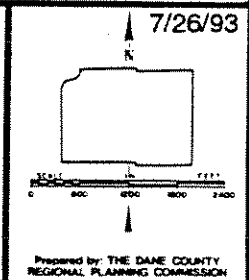
In particular, planning for the future extension of High Point Road should include consideration of options such as restricting development to only the east side of the future road extension, or maintaining open space on each side of the road. Also, any future relocation of Raymond Road should seek to avoid disturbance of a natural hillside prairie and wildlife area on the Smithies' property. Terminating Raymond Road when High Point Road is extended should be considered as an alternative to relocating it.

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Trail Junction Area: Project Boundary and Acquisition Priorities

- | | |
|-------------------------------|-----------------------------------------|
| — Project Boundary | □ Third Priority Acquisitions/Easements |
| ■ First Priority Acquisition | ▨ Existing Public Ownership |
| □ Second Priority Acquisition | ▤ High Point Road Planning Area |



4.* The recommended project boundary includes an area identified on Map 7 as the High Point Road Planning Area. Within this specially designated area are two parcels of land which would be directly affected by the proposed southerly extension of High Point Road and the realignment of Raymond Road, and all or parts of which are currently identified in Madison's Peripheral Area Development Plan as recommended locations for future development. One parcel (the "Raymond Road Triangle") is an approximately 53-acre area south of Raymond Road included in the project boundary to meet community identity and separation objectives. The second parcel (the "Hillside Triangle") is an area encompassing about 50 acres on the lower slope of a prominent hill which is the core of the Trail Junction project area north of CTH PD. The Hillside Triangle was recommended for inclusion within the project boundary by the Parks Commission Subcommittee to meet resource protection objectives. This revised project plan recognizes the entire High Point Road Planning Area as contributing to full realization of the plan's objectives, but also recognizes that inclusion of these two parcels within the project boundary is subject to further consideration and resolution of many planning issues, including the following:

- a. The determination of the future need and design capacities for the proposed southerly extension of High Point Road and the proposed realignment of the western end of Raymond Road, which will be evaluated again as part of the update of the Regional Transportation Plan.
- b. The exact location ultimately selected for the High Point Road extension right-of-way, which has been officially mapped between Mid-town Road and CTH PD, but which may be modified when more detailed plans are prepared.
- c. The availability of funding sources for future construction of new or relocated major roadways in this area, particularly if the adjacent lands remain undeveloped.
- d. The recommendations resulting from detailed neighborhood development planning by the City of Madison for lands within or near areas identified in the Peripheral Area Development Plan as potential future development locations, including planning for efficient delivery of urban services.
- e. The review of the relative importance and acquisition priority given to these two parcels in the event that the political support and financial resources needed to implement the entire recommended Ice Age Trail Junction Area project plan cannot be committed.

*Amended by the County Park Commission, July 26, 1993.

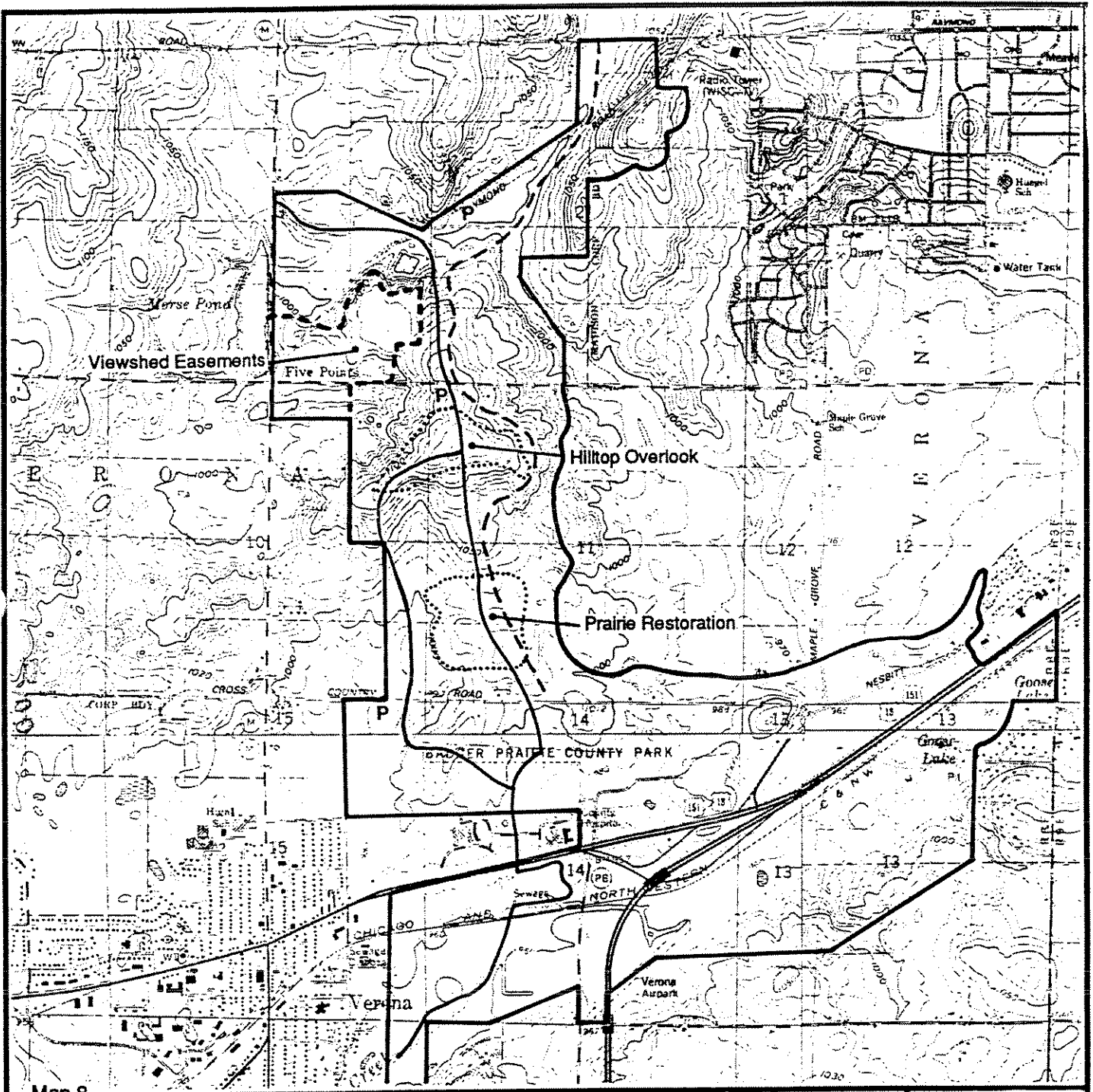
VI PRELIMINARY PROJECT DEVELOPMENT CONCEPT PLAN (Refer to Map 8)

Map 8 portrays a concept plan for the development of the project area, including possible locations for recreational trails, parking and access, landscape and habitat restoration, and other facilities.

This concept plan illustrates how future acquisitions may be used, and how land parcels will fit into the total picture for the project area. Actual facilities and locations will depend upon how much land is available for acquisition and when it is acquired.

It is recommended that Dane County and the other participating governments, agencies, and organizations cooperatively develop detailed plans for the development of the project area, including delineation of responsibility for facility development, maintenance and management of each element.

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Map 8

Trail Junction Area: Preliminary Concept Plan

- Ice Age Trail
- Bicycle Trail
- Hiking Loop
- P: Parking Access

